

To: Conner, Rita A.[RAConner@dmgov.org]; Pemberton, Scott[Pemberton.Scott@epa.gov];
McCoy, Erin[McCoy.Erin@epa.gov]; Hoefer, David[Hoefer.David@epa.gov]
Cc: Delafield, Phillip M.[PMDelafield@dmgov.org]
From: Peterson, Mary
Sent: Thur 3/23/2017 8:23:24 PM
Subject: RE: Follow Up
2017 Des Moines TCE Final HHRA Addendum.pdf

Thanks Rita,

I am just returning to the office today. Attached is a pdf version of the Human Health Risk Assessment we provided during our recent meeting with you. Regarding cost estimates, those are being refined and will be part of our Feasibility Study reports for the buildings and South Pond. They are not “bids” per se. I don’t have the reports available to share yet, but we will certainly share them as soon as we can.

Erin has identified some possible cost saving options that could be realized depending on the level of coordination between the party performing the remedial action, and the party performing the redevelopment work. If those activities can be closely coordinated, there may be substantial opportunities for cost savings. I am a firm believer that where there’s a will, there’s a way. And we seem to have plenty of parties with the will to make this happen. Therefore I remain optimistic.

I will try to call you tomorrow.

Mary P. Peterson, Director

Superfund Division

EPA Region 7

11201 Renner Blvd.

Lenexa, KS 66219

Office: 913-551-7882

Cell: 816-398-3945



*"To safeguard the health of our communities for all generations,
we clean up contaminated lands.
In a culture of teamwork and respect,
we are efficient, innovative, and fiscally responsible stewards of public trust."*

From: Conner, Rita A. [mailto:RAConner@dmgov.org]

Sent: Thursday, March 23, 2017 1:03 PM

To: Peterson, Mary <Peterson.Mary@epa.gov>; Pemberton, Scott <Pemberton.Scott@epa.gov>;
McCoy, Erin <McCoy.Erin@epa.gov>; Hoefer, David <Hoefer.David@epa.gov>

Cc: Delafield, Phillip M. <PMDelafield@dmgov.org>

Subject: RE: Follow Up

Hello all-

A couple of thoughts, questions. I'm also providing the appraisal the City conducted; I don't believe I sent this yet.

•□□□□□□□ We have the hard copy of the report from the START program manager that you left us at the meeting. Is it possible to provide an electronic copy? I can scan this one but was hoping to avoid standing at our copier...☺

•□□□□□□□ Is there an electronic copy of the information related to the building removal, cost estimates that you provided?

We met with some stakeholders this week, and have continued development review processes for the Gray's Landing and Gray's Station development projects with Hubbell Realty Company and Sherman and Associates. There is a slight possibility that there may be another "dance partner" join us as an interested stakeholder for the Dico site. As if we didn't have enough folks!

It's another potential public use, which has me wanting to ask about the cost estimate you covered with us for the building removal/hot spot remediation. Is there an ability for EPA/owner to request an alternate bid to the cost estimate you've received? The appraisal and the removal costs are so upside down, it offers very little hope of success.

Thanks for any advisement!

-----Original Message-----

From: Peterson, Mary [<mailto:Peterson.Mary@epa.gov>]

Sent: Friday, March 10, 2017 8:41 PM

To: Conner, Rita A.; Pemberton, Scott; McCoy, Erin; Hoefer, David

Cc: Delafield, Phillip M.

Subject: RE: Follow Up

Thanks for the follow up Rita. I don't think we will have anything new to share until the Feasibility Study reports are completed and we have a Proposed Plan ready to publish (later this spring).

I will be out of the office between now and March 20. Let's connect the week of March 20 by phone. Thanks.

-----Original Message-----

From: Conner, Rita A. [<mailto:RAConner@dmgov.org>]

Sent: Thursday, March 09, 2017 4:36 PM

To: Peterson, Mary <Peterson.Mary@epa.gov>; Pemberton, Scott <Pemberton.Scott@epa.gov>;
McCoy, Erin <McCoy.Erin@epa.gov>; Hoefer, David <Hoefer.David@epa.gov>

Cc: Delafield, Phillip M. <PMDeLafield@dmgov.org>

Subject: RE: Follow Up

All,

Many thanks for the trip to Des Moines and the discussion. I am following up and attaching the electronic copy of the appraisal prepared for the City.

I did reach out to the owner and plan to again next week. More to come on this front.

Were there additional materials that we committed to send to you or that we will be receiving?
Sorry for not tracking fully!

Rita Conner

Economic Development Coordinator

400 Robert D. Ray Drive Des Moines, Iowa 50309

515-283-4019 raconner@dmgov.org

OFFICE OF ECONOMIC DEVELOPMENT

Temporary address 400 East Court Avenue

-----Original Message-----

From: Peterson, Mary [<mailto:Peterson.Mary@epa.gov>]

Sent: Thursday, February 23, 2017 12:01 PM

To: Conner, Rita A.

Subject: Re: Confirming today's meeting

We will grab something on the way. Might be a little late.

Any suggestions on parking?

Sent from my iPhone

> On Feb 23, 2017, at 11:37 AM, Conner, Rita A. <RAConner@dmgov.org> wrote:

>

> We are looking forward to it also. My cell is +15159882174 if you need to call for any reason.

>

> We're ending up meeting during lunch, sort of. Should we have something ordered or will you be stopping ahead of the meeting?

>

> Sent from my iPhone

>

>> On Feb 23, 2017, at 11:33 AM, Peterson, Mary <Peterson.Mary@epa.gov> wrote:

>>

>> We are on the road and looking forward to our meeting.

>>

>> Sent from my iPhone